

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Mateo County Consortium

State: CA

PJ's Total HOME Allocation Received: \$33,302,710

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 92			
Program Progress:							
% of Funds Committed	95.32 %	90.22 %	6	90.66 %	88		87
% of Funds Disbursed	91.22 %	80.19 %	8	81.06 %	94		91
Leveraging Ratio for Rental Activities	11.42	5.73	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	91.80 %	72.76 %	24	81.27 %	45		41
% of Completed CHDO Disbursements to All CHDO Reservations***	89.01 %	60.11 %	18	68.23 %	89		86
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.76 %	78.04 %	36	79.86 %	58		54
% of 0-30% AMI Renters to All Renters***	49.21 %	41.03 %	31	44.82 %	61		57
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.25 %	92.04 %	40	94.65 %	47		45
Overall Ranking:			In State: 7 / 92	Nationally:	88		88
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,813	\$32,339		\$25,419	571	Units	83.50 %
Homebuyer Unit	\$53,458	\$19,480		\$14,530	62	Units	9.10 %
Homeowner-Rehab Unit	\$0	\$26,371		\$20,251	0	Units	0.00 %
TBRA Unit	\$3,089	\$2,782		\$3,156	51	Units	7.50 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Mateo County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$187,072	\$216,684	\$0
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.23

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	33.5	16.1	0.0	29.4
Black/African American:	19.0	19.4	0.0	31.4
Asian:	2.0	14.5	0.0	0.0
American Indian/Alaska Native:	0.5	1.6	0.0	3.9
Native Hawaiian/Pacific Islander:	1.1	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.2	0.0	0.0	0.0
Asian and White:	0.0	1.6	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.6	0.0	0.0
Asian/Pacific Islander:	9.6	3.2	0.0	5.9

ETHNICITY:

Hispanic	34.2	41.9	0.0	29.4
----------	--	--	---	--

HOUSEHOLD SIZE:

1 Person:	45.4	21.0	0.0	0.0
2 Persons:	20.5	12.9	0.0	39.2
3 Persons:	13.7	12.9	0.0	23.5
4 Persons:	10.9	25.8	0.0	23.5
5 Persons:	6.4	14.5	0.0	11.8
6 Persons:	1.8	9.7	0.0	2.0
7 Persons:	1.2	3.2	0.0	0.0
8 or more Persons:	0.2	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	32.9	21.0	0.0	27.5
Elderly:	22.2	6.5	0.0	2.0
Related/Single Parent:	20.3	21.0	0.0	60.8
Related/Two Parent:	19.6	48.4	0.0	9.8
Other:	5.0	3.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	14.9	0.0 [#]
HOME TBRA:	1.1	
Other:	12.6	
No Assistance:	71.4	

of Section 504 Compliant Units / Completed Units Since 2001 58

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Mateo County Consortium

State: CA

Group Rank: 88
(Percentile)

State Rank: 7 / 92 PJs

Overall Rank: 88
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	91.8	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	89.01	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.76	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.25	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.71	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

